

The Bushwick Rezoning

What's happening?

Mayor de Blasio has proposed a rezoning for parts of Bushwick. The proposal is now under consideration.

What's a rezoning?

Rezoning means changing the rules governing the type or size of buildings that can be built on a particular property lot or block or in a neighborhood. For example, a commercial area could be opened to residential development, or height limits on a site could be reduced from 10 stories to five.

Why is a rezoning being considered?

It's one part of Mayor de Blasio's plan to create or preserve 300,000 affordable housing units. He wants to permit more housing development in targeted neighborhoods so more market-rate and more "affordable" housing might be constructed.

What is the mayor's proposal for Bushwick?

The city aims to preserve the mid-block residential areas as they exist. On busier streets with residential and commercial buildings, the city proposes allowing taller buildings -- with heights between nine and 14 stories tall. In industrial zones, the city proposes some mix of residential and manufacturing.

Is that the only idea?

A group of community stakeholders convened by Councilmembers Antonio Reynoso and Rafael Espinal developed its own proposal before the mayor did. The mayor's plan incorporates some elements of the Community Plan, but also differs in important ways.

What area would be affected?

The city's rezoning covers about 300 blocks between Wyckoff and Irving avenues to the north, Moffat and Vanderveer streets to the east, Broadway to the south and Flushing Ave. to the west.

What would the impact be?

The city projected the rezoning proposal could bring an increase of 5,613 housing units, 17,849 residents and 6,116 workers over the next decade. The plan could lead to the creation of over 2 million square feet of commercial, community facility and industrial space.

What are the arguments for and against it?

The mayor argues that unless New York builds more housing, rents will grow less and less affordable. Some local groups feel a Bushwick rezoning, if done according to community wishes, could protect people here from displacement. Others, who do not trust the city's process, feel rezoning will bring more gentrification and should be stopped.

What happens now?

The city will soon issue an environmental impact statement that is supposed to detail the impact a rezoning would have on housing, traffic, open space and other neighborhood factors. Then public review will begin through the city's Uniform Land Use Review Procedure, starting with consideration by local Community Board 4. Then the borough president reviews the plan. After that, the City Planning Commission, City Council and mayor make binding decisions on the proposal.

Where can I learn more?

Go to *CityLimits.org*. We've covered housing in New York City since 1976, and have been reporting on all Mayor de Blasio's rezonings for several years. The official City Planning page is at: www1.nyc.gov/site/planning/plans/bushwick-neighborhood-plan/bushwick-neighborhood-plan.page

How can I get involved?

Send questions or comments to City Planning at bushwickneighborhoodplan@planning.nyc.gov You can also reach out to:

- Brooklyn Legal Services Corporation A (718) 487-2300
- Catholic Migration Services (718) 236-3000
- Churches United For Fair Housing (718) 360-2906
- Coalition for Hispanic Family Services (718) 497-6090
- Brooklyn Community Board 4 (718) 628-8400
- Councilmember Rafael Espinal Brooklyn: (718)-642-8664 Manhattan: (212)-788-7284
- Councilmember Antonio Reynoso Brooklyn: (718)-963-3141 Manhattan: (212)-788-7095
- El Puente (718) 387-0404
- Evergreen Exchange (718)-387-0404
- Make the Road New York (718) 418-7690
- North Brooklyn Coalition Against Family Violence (718) 302-4073
- RiseBoro Community Partnership (718) 821-0254 or (718) 381-9653

Tell us what you think?

Text "Bushwick" to 646-916-3930 or email us at bushwick@citylimits.org

Get news about the rezoning at

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